

To: Brown, Jaime[brown.jaime@epa.gov]
From: Carla Morgan
Sent: Wed 10/26/2016 5:13:54 PM
Subject: RE: Kennedy Gardens Park
[Kennedy Park Lake County Treasurer 45-03-33-201-002.000-024.pdf](#)
[Kennedy Park Property Report 45-03-33-201-002.000-024.pdf](#)
[William McEnergy Obituary 11.27.2015 Orland Park, IL Chicago Tribune.pdf](#)
[Reckoning comes for Gas City's McEnergy - In Other News - Crain's Chicago Business.pdf](#)
[Kennedy Park 45-03-33-201-002.000-024 property card.pdf](#)

Jaime:

As we discussed, we are searching for documents that demonstrate that the City has an easement on the Kennedy Park property. The City has mowed the grass there for years, cleans it, and the neighborhood uses it as a park in the summer. Because the City doesn't own it we can't formally give the EPA permission to clean it up. Below (and attached) is the info I have for now:

Parcel No. 45-03-33-201-002.000-024

Parcel Address: 4901-07 KENNEDY AVE, EAST CHICAGO IN 46312

Owner Name & Address (as listed in the records of the Lake County Assessor and Treasurer):

William J Mc Enery Tr

140 Hawthorne RD

Barrington IL 60010

Ownership Issues:

- Lake County Assessor lists the Transfer History as 01/01/1900 (which is why I thought it had been part of some railroad holding company forever)
- But, the attached report from Lexis Accurint shows that the property has actually changed hands, fairly recently.
- According to the records of the Indiana Secretary of State, there apparently is no trust named "William J Mc Enery Tr" nor any trust with that last name in Indiana, or similar name. I also could not find a trust by that name in the Illinois Secretary of State database.
- William McEnergy, who owed the Gas City chain of gas stations, and other varied business interests (including things related to his interest in railroads), passed away a year ago, after going through some financial turmoil – see the attached obituary, and 2010 article.

- Delinquent taxes are owned on the property

I'll let you know what we find in our search through the City's files.

Thanks,

Carla

Carla Morgan

City Attorney

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From: Brown, Jaime [mailto:brown.jaime@epa.gov]

Sent: Tuesday, October 25, 2016 7:53 PM

To: Carla Morgan

Subject: Fwd: Kennedy Gardens Park

I know this is bad timing considering the Park board meeting was earlier today. Can you weigh in on how we should prioritize this park.

Sent from my iPhone

Begin forwarded message:

From: "Hassan, Jacob" <hassan.jacob@epa.gov>

Date: October 25, 2016 at 4:52:14 PM CDT

To: "Borries, Samuel" <borries.samuel@epa.gov>

Cc: "El-Zein, Jason" <el-zein.jason@epa.gov>, "Bryant, Michael" <Bryant.Michael@epa.gov>, "Brown, Jaime" <brown.jaime@epa.gov>

Subject: RE: Kennedy Gardens Park

I haven't heard anything from Jaime on this. I asked Janet if this is a frequented park and she said she has never seen anyone in this park

Jaime – Any word from the City on this particular property?

From: Borries, Samuel

Sent: Tuesday, October 25, 2016 4:47 PM

To: Hassan, Jacob <hassan.jacob@epa.gov>

Cc: El-Zein, Jason <el-zein.jason@epa.gov>; Bryant, Michael <Bryant.Michael@epa.gov>

Subject: RE: Kennedy Gardens Park

Has Jaime heard any concerns from the City on doing this park quickly? If not I would say we wait until next construction season because we have other residential priorities to clean first. I am assume children do not frequent this park. Correct me if I am wrong. Thanks.

From: Hassan, Jacob

Sent: Tuesday, October 25, 2016 4:44 PM

To: Borries, Samuel <borries.samuel@epa.gov>

Cc: El-Zein, Jason <el-zein.jason@epa.gov>; Bryant, Michael <Bryant.Michael@epa.gov>

Subject: Re: Kennedy Gardens Park

It is a park. There is no playground.

Sent from my iPhone

On Oct 25, 2016, at 4:42 PM, Borries, Samuel <borries.samuel@epa.gov> wrote:

Hi Jacob,

Is this a park? Residential home? Do children play/occupy this or what, I can't tell looking at the small picture.

From: Hassan, Jacob
Sent: Tuesday, October 25, 2016 4:38 PM
To: El-Zein, Jason <el-zein.jason@epa.gov>; Borries, Samuel <borries.samuel@epa.gov>
Cc: Bryant, Michael <Bryant.Michael@epa.gov>
Subject: FW: Kennedy Gardens Park

Mike, Sam and Jason,

Tom forwarded me this drawing set for the Kennedy Gardens Park. It is a priority property based on the 0-6 in result. Please let me know how I should prioritize this property within current 13 properties scheduled.

Thanks,

Jacob

From: Alcamo, Thomas
Sent: Tuesday, October 25, 2016 2:25 PM
To: Hassan, Jacob <hassan.jacob@epa.gov>
Subject: Fw: Kennedy Gardens Park

From: Jacki Shepherd <jshepherd@scst.com>
Sent: Tuesday, October 25, 2016 2:18 PM
To: Rik Lantz; Alcamo, Thomas
Cc: Matt Bizjack
Subject: RE: Kennedy Gardens Park

The design for this property is attached and it's on the FTP.

Thanks,

Jacki Shepherd

GIS Analyst, Database Manager

From: Rik Lantz

Sent: Wednesday, October 19, 2016 4:03 PM

To: Alcamo, Thomas <alcamo.thomas@epa.gov>

Cc: Matt Bizjack <mbizjack@scst.com>; Jacki Shepherd <jshepherd@scst.com>

Subject: Kennedy Gardens Park

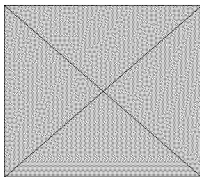
Tom: A heads up about Kennedy Gardens Park: The Z2 property was sampled during the RI, two quadrants came up as high priority based on lab data. We do not have access now because we are basing access on the tax assessor website who says a private individual owns the property. That guy says that the city owns it. We have contacted the City to see if they can weigh in on who actually owns the parcel (and who can give us access to clean it up). Nevertheless, we have a high priority property based on RI lab data. We'll put together a design, but still need to sort out access if somebody is going to go clean it up.

No action needed from you, just getting it on your radar.

Thanks,
Rik

Rik Lantz, P.G., LEED-AP

Director of Environmental Services

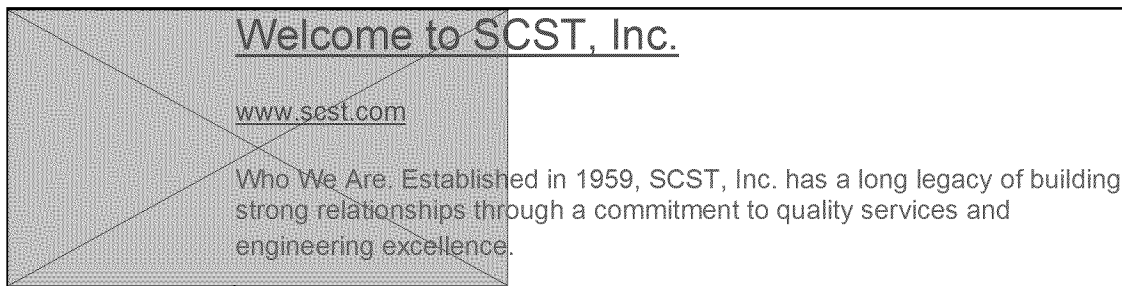


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C: 312.636.2614

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